

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS L-3, L-8, and L-4
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered in a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, King-Catawba-Bison Realty Trust has expressed a desire to purchase said parcels L-3, L-8, and L-4 for the purpose of constructing sales housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That King-Catawba-Bison Realty Trust be and hereby is conditionally designated as Redeveloper of Disposition Parcels L-3, L-8, and L-4 subject to submission within 60 days of the following documents satisfactory to the Authority:
 - a. Preliminary plans;
 - b. Proposed sales prices;
 - c. Proposed construction schedule;
 - d. Proposed financing plan or commitment;
2. That this designation is subject to concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
4. That it is hereby determined that King-Catawba-Bison Realty Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

March 2, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCELS L-3, L-8, and L-4
WASHINGTON PARK URBAN RENEWAL AREA R-24

SUMMARY: This memo requests that the Authority conditionally designate King-Catawba-Bison Realty Trust as redeveloper of Disposition Sites L-3, L-8, and L-4.

In accordance with the Authority's land disposition policies and procedures, the availability of several vacant lots suitable for the construction of single family homes was advertised with preference being extended first to residents of the project area.

Expressions of interest in purchasing vacant lots were received from several individuals and firms during the past few months. With the exception of King-Catawba-Bison Realty Trust, which submitted a detailed and specific proposal, none of the general expressions were pursued, either because of lack of funds or discontinued interest.

King-Catawba-Bison Realty Trust has submitted all of the required documentation for consideration and appears financially capable of purchasing Disposition Parcels L-3 (18-20 Rockland Street), L-8 (24 Rockland Street), and L-4 (21-27 Dale Street) for the construction of sales housing. The Trust has had experience in this type of undertaking and it has demonstrated its effectiveness in working with the Authority as evidenced by its work on the Catawba Street properties in the Washington Park Project Area.

It is recommended that King-Catawba-Bison Realty Trust be tentatively designated as the redeveloper of Parcels L-3, L-8, and L-4 with the understanding that final designation is conditioned upon submission within 60 days of initial plans, a proposed construction schedule, proposed sales prices, and an acceptable financing plan or commitment.

An appropriate resolution is attached.

Attachment